

2022 ANNUAL REPORT

Figure 1. Application Totals, 2018-2022

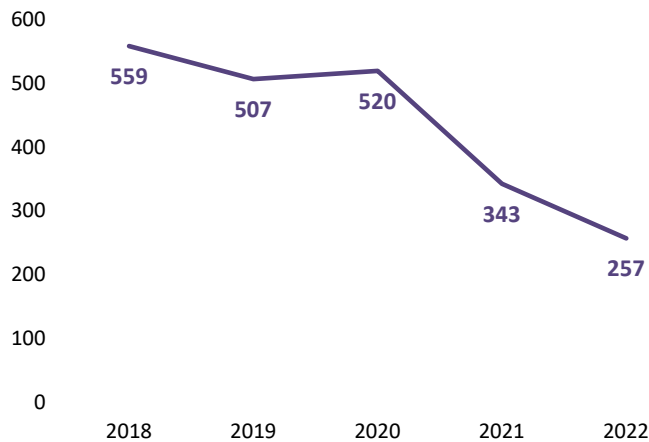
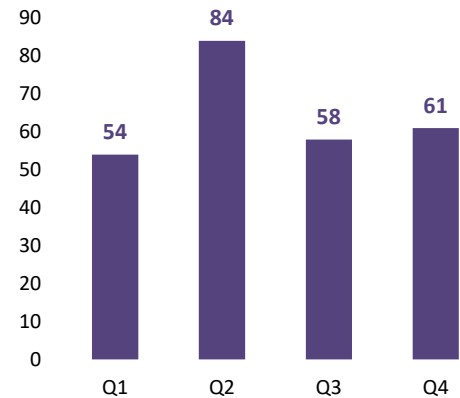


Figure 2. Application Totals By Quarter

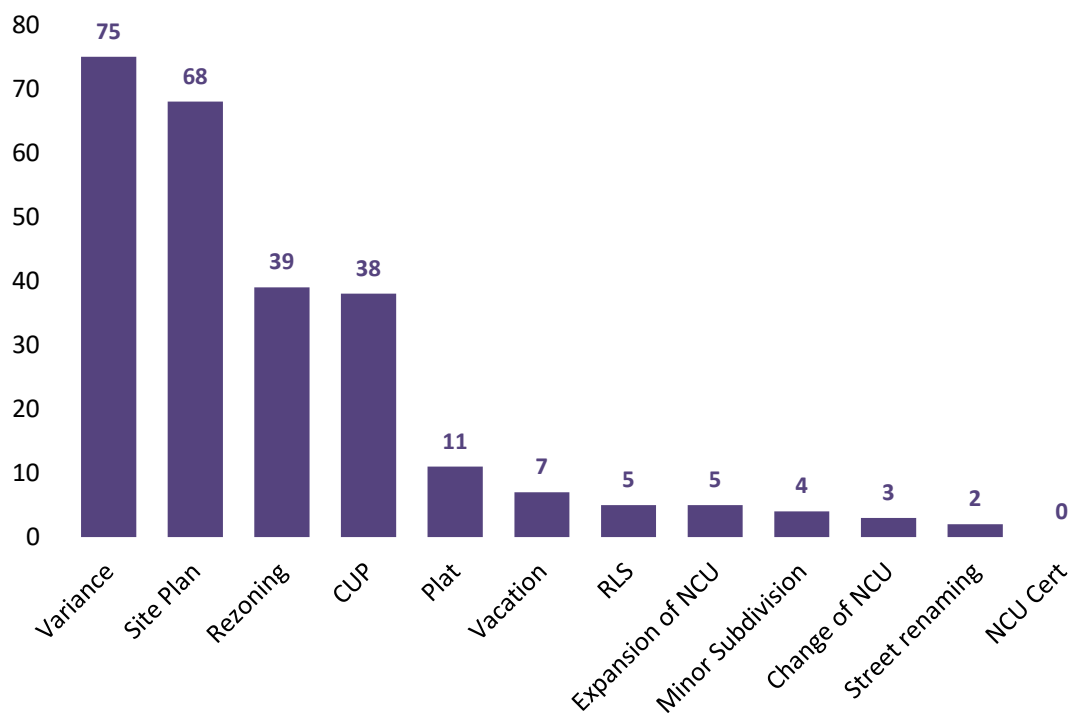


2022 TOTALS

In 2022, the Minneapolis City Planning Commission (CPC) reviewed a total of 115 projects, compared to 144 projects in 2021. The overall land use application volume of 257 was a 16 percent decrease compared to the 343 applications reviewed in 2021 (**Figure 1**). The total of 257 applications does not include the one text amendment or five comprehensive plan amendments that were reviewed by the CPC. The largest volume of applications were reviewed during quarter 2 (84 applications) (**Figure 2**).

Of the 257 applications reviewed, 75 applications were variances, which is approximately one-third (29%) of the total. The CPC also reviewed 68 site plans (26%), 39 rezonings (15%), and 38 conditional use permits (15%) (**Figure 3**). The two street renaming applications were for Prince Rogers Nelson Way and George Perry Floyd Square.

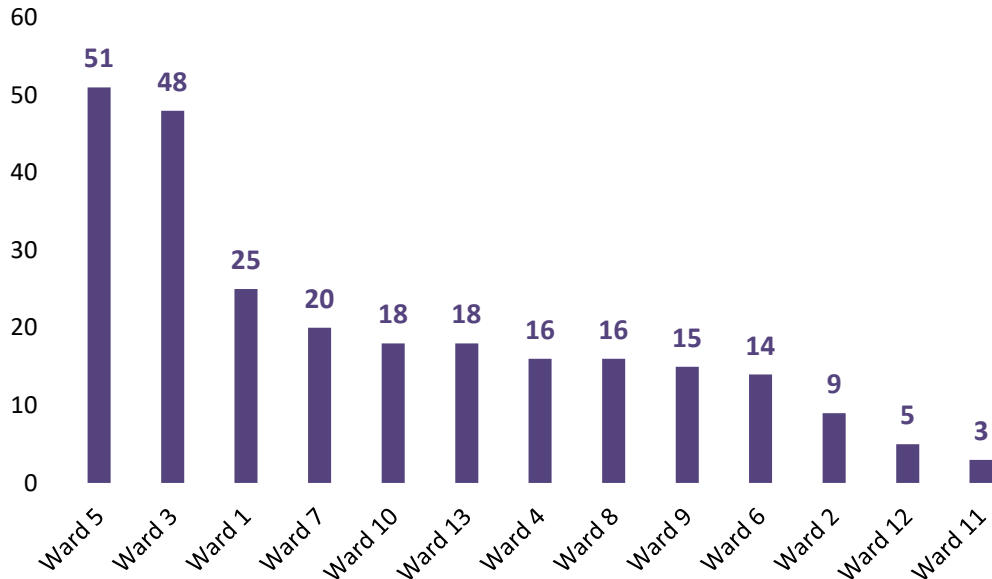
Figure 3. Application Totals By Type



GEOGRAPHIC DISTRIBUTION

One-fifth (51 applications) of all land use applications were located in Ward 5, surpassing Ward 3 (48 applications), which typically has had the most land use applications of all Minneapolis wards (**Figure 4**). Click [here](#) for the interactive land use map.

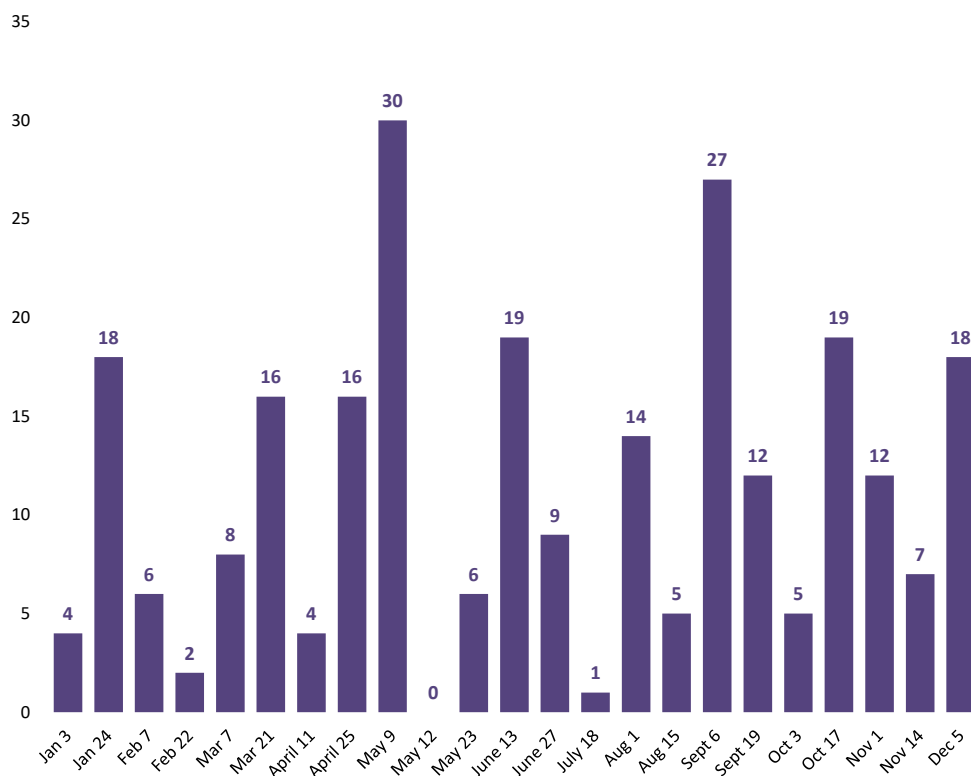
Figure 4. Application Totals By Ward



CPC PUBLIC HEARING DATES

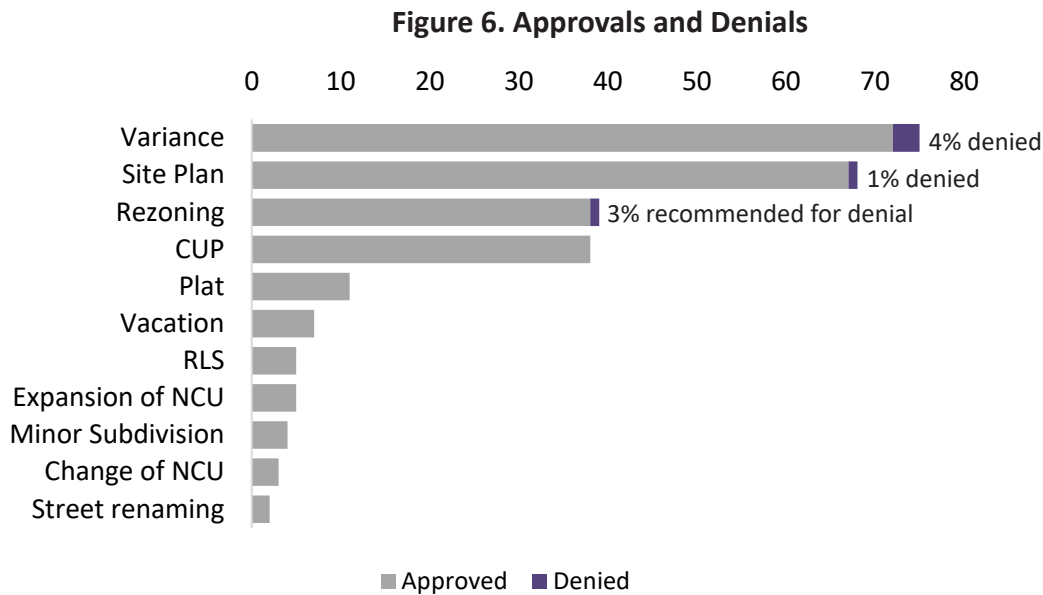
Figure 5 shows the volume of applications at each CPC meeting in 2022, not including one text amendment and five comprehensive plan amendments. Past meeting agendas and actions can be found on [the City's Boards and Commissions web page](#).

Figure 5. Application Totals By CPC Hearing Date



APPROVALS AND DENIALS

The CPC approved or recommended approval for all but five (5) land use applications out of 257, or two percent (2%). The approval percentage within each land use application category is shown in **Figure 6.**



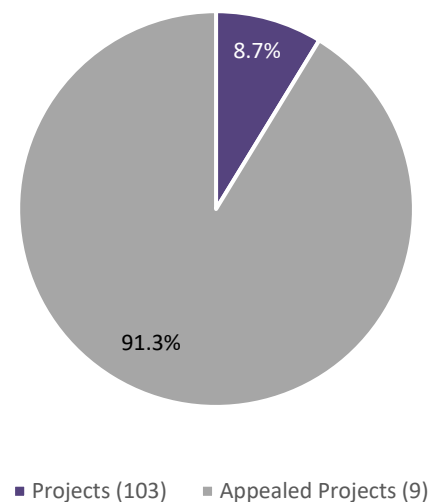
APPEALS

Of the 115 projects reviewed by the CPC in 2022, 103 could have been appealed; standalone rezonings, comprehensive plan amendments, street renamings, and vacations are reviewed by the City Planning Commission, but ultimately decided upon by the City Council. A total of nine projects (8.7 percent) included one or more appeal, while the City Planning Commission made the final decision for 94 projects (91.3 percent) (**Figure 7**).

The nine projects that were appealed are as follows.

- **2400 Stevens Ave N** (PLAN13559). Appeal denied, CPC decision to approve a conditional use permit for an emergency shelter upheld. ([File 2022-00028](#))
- **4901 France Ave S** (PLAN13238). Appeal denied, CPC decision to approve a final plat to combine seven parcels into one upheld. ([File 2022-00276](#))
- **635 Van Buren St NE** (PLAN14048). Applicant's appeal granted, CPC decision to deny site plan for four-story residential building with 23 dwelling units overturned. ([File 2022-00398](#))
- **613 and 623 Van Buren St NE** (PLAN15304). Appeal denied, CPC decision to approve site plan and variances for six-story residential building upheld. ([File 2022-01031](#))
- **4352 Zenith Ave S** (PLAN15213). Appeal denied, CPC decision to approve site plan and variance for four-unit building upheld. ([File 2022-01134](#))
- **1254 Russell Ave N** (PLAN15511). Appeal denied, CPC decision to approve site plan and variance for four-story residential building upheld. ([File 2023-00002](#))
- **2309 Plymouth Ave N** (PLAN15510). Appeal denied, CPC decision to approve site plan and variances for five-story residential building upheld. ([File 2023-00003](#))
- **5009 Beard Ave S** (PLAN15599). Appeal denied, CPC decision to approve site plan and variances for five-story residential building upheld. ([File 2023-00046](#))
- **4300-4312 Upton Ave S** (PLAN15521). Appeals denied, CPC decision to approve site plan for four-story commercial addition upheld. ([File 2023-00006](#) and [File 2023-00007](#)).

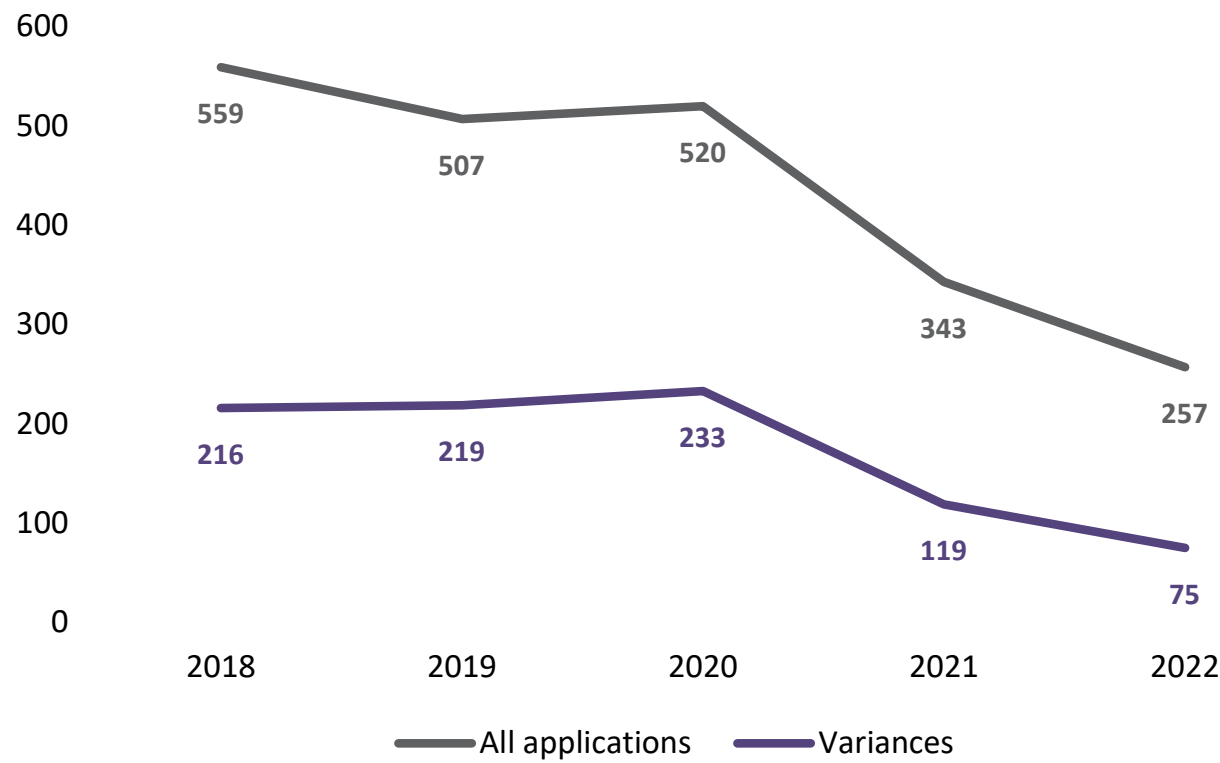
Figure 7. Appealed Projects



VARIANCE TRENDS

The number and proportion of variances that have been reviewed by the CPC per year have decreased since 2020. The effective date of the built form regulations of Minneapolis 2040 was January 1, 2021. This amendment established new overlay districts for each parcel in the city and revised regulations related to building height, floor area ratio, yards, lot coverage, impervious surfaces, and lot sizes to provide more predictable outcomes for future development. In addition, the amendment altered the types of applications that would be required to increase height and/or floor area ratio, for example. Therefore, the application totals in 2021 and 2022, compared to 2020, likely reflect key aspects of the built form regulations’ implementation (see **Figure 8**).

Figure 8. Application Totals By Type, 2021 vs. 2022



Figures 9, 10, and 11 illustrate the drop in the proportion of variances as a fraction of the total application volume from 45 percent in 2020 to 35 percent in 2021, and again to 29 percent in 2022.

Figure 9. 2020 Variances

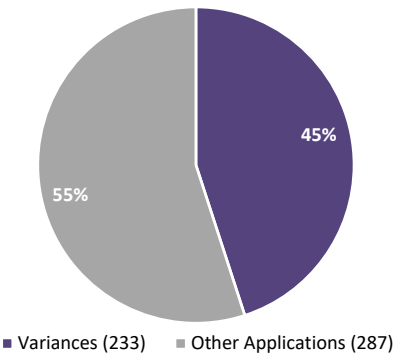


Figure 10. 2021 Variances

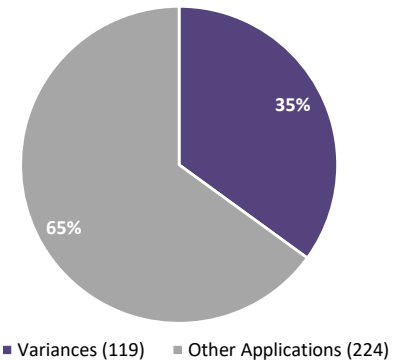
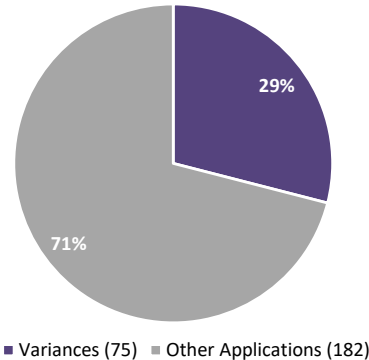


Figure 11. 2022 Variances



MAJOR PROJECTS

A major project is any development resulting in ten or more dwelling units and/or at least 10,000 square feet of new or additional non-residential floor area. In 2022, the City Planning Commission reviewed 46 major projects (**Figure 12**), up from 37 in 2021, including:

- 3,458 new dwelling units (including projects that were amendments to previously approved projects)
- 24,883 square feet of office space, which is a significant decrease compared to the totals in 2021 (119,280 square feet) and in 2020 (579,339 square feet)
- 264,876 square feet of commercial space, which is down from 2021 (389,453 square feet) and 2020 (417,850 square feet)
- 407,222 square feet of production or industrial space, representing a huge jump from 2021 (227,831 square feet) and 2020 totals (33,600 square feet)
- Zero new hotel rooms were approved as part of a major project in 2022, 2021, and 2020. In 2019, 494 hotel rooms (in four hotels) were approved as part of a major project. In fact, two major projects included conversions of existing hotels to residential dwellings in 2022.

The following project types were approved by the CPC as new buildings, additions, or conversions:

- 27 standalone multi-family residential buildings or conversions, compared to eight in 2021
- 8 mixed-use residential/commercial buildings or conversions
- 3 new planned unit developments
- 3 industrial warehouse building or additions
- 2 commercial building additions
- 2 community centers
- 1 standalone office building
- 1 school addition

Please note that not all projects were approved by the City, and not all approved projects have received building permits. Therefore, this data does not indicate which projects will be constructed, nor does it represent the overall number of development projects reviewed by the City of Minneapolis or by the City Planning Commission.

Figure 12. Major Projects

CPC Date	Major Project Name	PLAN#	Ward	Address	Description
1/3/22	3536 Nicollet Ave	PLAN13729	8	3536 Nicollet Ave	New 6-story residential building with 204 dwelling units
1/24/22	200 2nd St N	PLAN12924	3	200 2nd St N	Converting an existing building to a mixed-use building containing 13 new dwelling units and approximately 8,200 sq. ft. of retail space
2/7/22	3122, 3124, and 3128 Minnehaha Ave	PLAN13212	11	3122 Minnehaha Ave	New 3-story residential building with 44 dwelling units
2/7/22	250 Fremont Ave N	PLAN13922	5	250 Fremont Ave	New residential building with 349 dwelling units



3536 Nicollet Ave



250 Fremont Ave N

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CPC Date	Major Project Name	PLAN#	Ward	Address	Description
3/7/22	Northrup King	PLAN11624	1	1500 Jackson St NE	New planned unit development with 81 dwelling units, 11,880 sq. ft. of industrial space, and 8,000 sq. ft. of commercial space
3/7/22	Union Stadium Village	PLAN13994	7	2630 University Ave SE	New residential building with 610 dwelling units and 5,262 sq. ft. of commercial space
3/21/22	1300 West Broadway	PLAN12612	5	1300 West Broadway	New 7-story mixed-use building with 71 dwelling units and 14,184 sq. ft. of commercial space
3/21/22	2718 Grand Ave S	PLAN14066	10	2718 Grand Ave S	New 3-story residential building with 12 dwelling units
3/21/22	635 Van Buren St NE	PLAN14048	3	635 Van Buren St NE	New 4-story residential building with 23 dwelling units
4/11/22	2607 2nd Ave S	PLAN14168	10	2607 2nd Ave S	New 3-story residential building with 12 dwelling units
4/25/22	310-318 2nd St N	PLAN14369	3	310 2nd St N	New 8-story mixed-use building with 96 dwelling units and 4,061 sq. ft. of commercial space
5/9/22	901 27th Ave S	PLAN12726	6	901 27th Ave S	New 6-story mixed-use building with 155 dwelling units and 1,900 sq. ft. of commercial space
5/9/22	4146 Fremont Ave N	PLAN14371	4	4146 Fremont Ave N	2-story addition to an existing building containing 16,703 sq. ft. of commercial space and 6,022 sq. ft. of office space
5/9/22	5121 and 5129 France Ave S	PLAN14318	13	5121 France Ave S	New 4-story residential building with 28 dwelling units
5/9/22	1500 James Ave N	PLAN14304	5	1500 James Ave N	Addition of 40,000 sq. ft. to an existing K-12 school
5/9/22	3225 E Minnehaha Pkwy	PLAN14333	12	3225 E Minnehaha Pkwy	Adaptive reuse of an existing church building and construction of a new 2-story residential building containing a total of 28 dwelling units
5/9/22	315 and 319 13th Ave NE	PLAN14305	3	315 13th Ave NE	New planned unit development with 53 dwelling units and 2,160 sq. ft. of additional commercial space



1300 West Broadway



13th Avenue Northeast

CPC Date	Major Project Name	PLAN#	Ward	Address	Description
5/9/22	1530 E Franklin Ave	PLAN14355	6	1530 E Franklin Ave	Addition of 19,317 sq. ft. to an existing community center
5/23/22	3600 Hennepin Ave	PLAN14414	10	3600 Hennepin Ave	New welcome and administration building of 25,296 sq. ft.
5/23/22	3001 and 3003 Hennepin Ave & 1301 and 1419 W Lake Street	PLAN14506	10	3001 Hennepin Ave	New 7-story addition to an existing planned unit development with 272 dwelling units and 10,950 sq. ft. of commercial space
6/13/22	The Standard Dinkytown	PLAN14631	3	528 14th Ave SE	New 17-story residential building with 304 dwelling units
6/13/22	3901 Chicago Ave	PLAN14569	8	3901 Chicago Ave	Interior remodel of an existing building to allow 21 new dwelling units
6/13/22	3900 Elliot Ave	PLAN14570	8	3900 Elliot Ave	New 2-story residential building with 20 dwelling units
6/13/22	2933 Pleasant Ave	PLAN14517	10	2933 Pleasant Ave	New 6-story building with 42,805 sq. ft. of commercial space and 8,880 sq. ft. of office space.
6/27/22	608 2nd Ave S	PLAN14636	7	608 2nd Ave S	Interior remodel of an existing building to allow 216 new dwelling units
6/27/22	2542 Blaisdell Ave	PLAN14574	10	2542 Blaisdell Ave	New 3-story residential building with 27 dwelling units
6/27/22	110 W 26th St	PLAN14575	10	110 W 26th St	New 3-story residential building with 15 dwelling units
7/18/22	723, 727, and 731 27th St E	PLAN14285	6	723 27th St E	New 3-story residential building with 27 dwelling units
8/1/22	701 & 725 Plymouth Ave N (V3 Center Phase 1)	PLAN14596	5	701 Plymouth Ave N	New commercial building containing a community center with approximately 37,000 sq. ft. of gross floor area
8/1/22	307, 315, & 317 Oak Grove Street	PLAN14940	7	307 Oak Grove St	New 6-story residential building with 60 dwelling units
8/1/22	3030 Nicollet Ave	PLAN14887	8	3030 Nicollet Ave	New mixed-use building with 110 dwelling units and 17,500 sq. ft. of commercial space
8/15/22	2115 Snelling Ave and 1912 22nd St E (Wadaag Commons)	PLAN14967	6	2115 Snelling Ave	New residential building with 39 dwelling units



V3 Center Phase 1



The Standard at Dinkytown

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CPC Date	Major Project Name	PLAN#	Ward	Address	Description
9/6/22	1717 Central Ave NE	PLAN15182	1	1717 Central Ave NE	New 5-story mixed use building with 86 dwelling units and 8,413 sq. ft. of commercial space
9/6/22	2815-2821 W 44th Street	PLAN14781	13	2815 W 44th St	New 4-story residential building with 38 dwelling units
9/19/22	1800 and 1826 Emerson Ave N	PLAN14086	5	1800 Emerson Ave N	New 4-story residential building with 40 dwelling units
9/19/22	1518 Chestnut Ave W & 99 16th St N	PLAN15097	5	1518 Chestnut Ave W	3-story addition to an existing building and construction of a new 4-story building
10/3/22	701 Industrial Blvd	PLAN15064	1	701 Industrial Blvd	New 182,342 industrial warehouse building
10/17/22	613-23 Van Buren St NE	PLAN15304	3	613 Van Buren St NE	New 6-story residential building with 64 dwelling units
10/17/22	150 26th Ave SE	PLAN15314	2	150 26th Ave SE	Addition of 27 dwelling units to an existing building
11/1/22	921-27 Marshall St NE	PLAN15271	3	921 Marshall St NE	New 5-story residential building with 89 dwelling units
11/1/22	219 4th St S	PLAN15360	7	219 4th Ave S	Conversion of an existing hotel into 55 dwelling units
11/14/22	925 4th St SE	PLAN15361	3	925 4th St SE	Conversion of an existing hotel into 43 dwelling units and 2 single-room occupancy units
12/5/22	2309 Plymouth Ave N	PLAN15510	5	2309 Plymouth Ave N	New 5-story residential building with 38 dwelling units
12/5/22	1254 Russell Ave N	PLAN15511	5	1254 Russell Ave N	New 4-story residential building with 25 dwelling units
12/5/22	5009 Beard Ave S	PLAN15559	13	5009 Beard Ave S	New 5-story mixed-use building with 63 dwelling units and 1,500 sq. ft. of commercial space
12/5/22	4300-4312 Upton Ave S	PLAN15521	13	4300 Upton Ave S	Addition of 11,600 sq. ft. to an existing commercial building



Wadaag Commons

ZONING CODE TEXT AMENDMENTS

The City Planning Commission reviewed and recommended approval of one zoning code text amendment in 2022, compared to seven in 2021.

Electric vehicle charging amendment

On October 6, 2022, the City Council adopted updates to the zoning ordinance that incentivize the provision of electric vehicle (EV) chargers and related infrastructure in new development. These new regulations also now require EV chargers and infrastructure in new and expanded parking lots (CPC September 6, 2022, [File 2022-00286](#)).



Electric vehicle chargers are required in new and expanded parking lots (Photo credit: CPED)

COMPREHENSIVE PLAN UPDATES

In 2022, the City Planning Commission reviewed six updates to the comprehensive plan, *Minneapolis 2040*, compared to two in 2021. All six amendments were approved by the City Council.

- **2730 1st Ave S, Simpson Housing Services:** The built form guidance was amended from Interior 3 to Corridor 6 (PLAN14260, [2022-00506](#)).
- **1823-1839 Bryant Ave N, Satori Senior Living:** The built form guidance was amended from Interior 3 to Corridor 6 (PLAN14681, [2022-00819](#)).
- **1924 E 26th St, Little Earth Urban Farm:** The future land use guidance was amended from Urban Neighborhood to Production Mixed Use (PLAN15095, [2022-00909](#)).
- **3554 Girard Ave S, Alesund:** The built form guidance was amended from Interior 2 to Corridor 4 (PLAN14728, [2022-00827](#)).
- **800 28th St E (and others), Allina Care Pavilion:** The built form guidance was amended from Corridor 6 to Transit 10 for the properties located at 800 28th St E; 2701 Elliot Ave; 2742 10th Ave S; 920 28th St E; 924 28th St E; 916 28th St E; and 2753 Chicago Ave (PLAN15501, [2023-00036](#)).
- **625 Van Buren St NE (and others), Van Buren Street Northeast:** The built form guidance was amended from Corridor 6 to Interior 3 for the properties located at 625, 629, 641, 643, 649, 653, 655, 659, 705, 711, 715, 719, 723, 727, 733, 737, 741, 747, 751 Van Buren St NE and 901 Summer St NE (PLAN15291, [2023-00010](#)).



Allina Care Pavilion (Credit: HGA)

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PLANNING COMMISSION ROSTER

The Minneapolis City Planning Commission consists of ten persons, including City Council and mayoral appointments, and representatives from the School Board, Park Board, Hennepin County, and the City Council. The Planning Commission formally meets twice per month. CPED thanks the members of the Minneapolis City Planning Commission for their service in 2022.

Raya Esmaeili, President (City Council Appointee)
Alyssa Olson, President/VP (Mayoral Representative)
Aneesha Marwah, Secretary (Mayoral Appointee)
CM Michael Rainville (City Council)
Joseph Campbell (City Council Appointee)
Bill Baxley (Mayoral Appointee)
Kimberly Caprini (School Board)

Adrianna Cerillo (School Board)
Josh Pauly (School Board)
Keith Ford (Mayoral Appointee)
Becky Alper (Park Board)
Chloe McGuire (Mayoral Appointee)
Amy Sweasy (Hennepin County)
Tamara Faiola (Hennepin County)

The Minneapolis City Planning Commission is staffed by the Department of Community Planning and Economic Development (CPED) Planning Division.

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PLANNING

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Tina Beech, Admin Analyst II

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Julie Biesemeier, Program Assistant

CITY ATTORNEY

Erik Nilsson, Deputy Minneapolis City Attorney
Joel Fussy, Assistant City Attorney

CITY CLERK

Rachel Blanford, Committee Clerk

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Hilary Dvorak, Principal City Planner
Andrew Frenz, Principal City Planner
Aaron Hanauer, Senior City Planner
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Robert Skalecki, Senior City Planner
Erin Que, City Planner

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Sara Roman, City Planner
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Paul Smith, Zoning Inspector II
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Shanna Sether, Principal City Planner
Rattana Sengsoulichanh, Senior City Planner
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